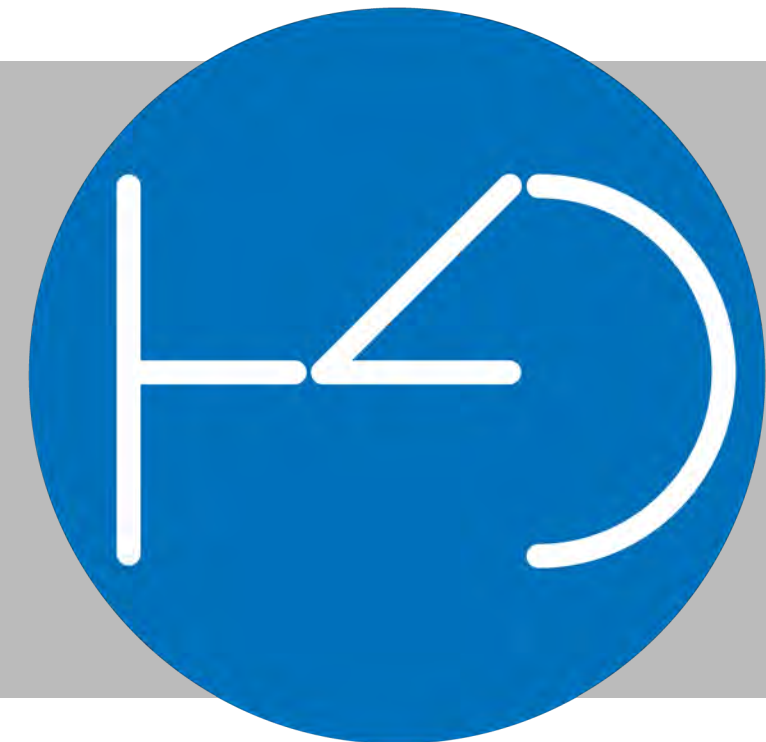




UNION HEIGHTS



# H4 DESIGNWORKS

A JOINT VENTURE OF

I: IOTELSTUDIO & ORTEGA DESIGN

A R C H I T E C T U R E  
I N T E R I O R D E S I G N  
W A S H I N G T O N . D . C . D A L L A S . T X .



# ABOUT H4 DESIGNWORKS

H4 DESIGNWORKS IS AN ARCHITECTURE AND INTERIOR DESIGN FIRM WITH STUDIOS IN WASHINGTON DC AND DALLAS. WE'RE FOCUSED ON HOSPITALITY-DRIVEN MULTIFAMILY DESIGN THAT ENHANCES PEOPLE'S LIVES AND BECOME VALUABLE INVESTMENTS FOR OUR CLIENTS.

## THE H4 DESIGNWORKS PROCESS

H4D'S DESIGN APPROACH IS CENTERED ON CREATING A DEEPER CONNECTION BETWEEN THE RESIDENT OR GUEST, AND THE PLACE AS EMBODIED IN THE RESIDENCE, HOTEL, OR RESORT. WE FIRMLY BELIEVE THAT THESE CONNECTIONS CREATE MORE POWERFUL MEMORIES AND BONDS BETWEEN THE RESIDENT, GUEST, AND THE PROPERTY... AND THAT THOSE BONDS HAVE INEFFABLE VALUE.





# H4 DESIGNWORKS ADDING VALUE

- PROVIDING **HOSPITALITY** DRIVEN DESIGN
- COMPELLING **VISUAL STORIES** AND BRANDING
- CONSISTENT **SENIOR LEADERSHIP** FROM PRE-DESIGN THROUGH PROJECT COMPLETION
- PROVIDING **CLEAR DESIGN DIRECTION** IN RENDERED IMAGES AND MATERIALS
- DILIGENT **BUDGET & SCHEDULE** MANAGEMENT
- KEEN UNDERSTANDING OF THE **VALUES AND GOALS** OF OUR CLIENTS







LIFESTYLE FOCAL POINTS:

# CO-WORKING AND STUDY



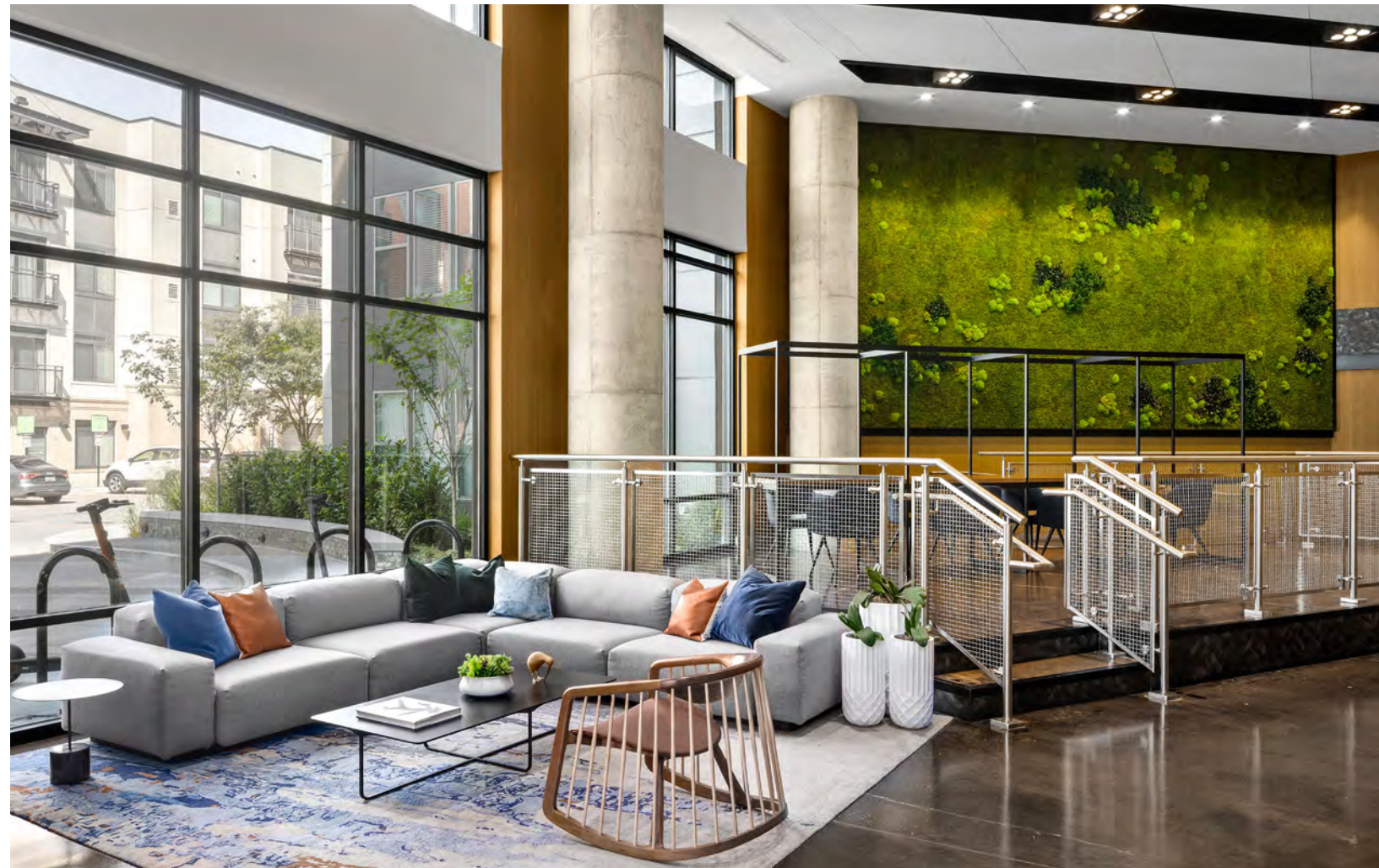




# UNION HEIGHTS PHASE 2







.....  
LOBBY LOUNGE



MEZZANINE LOUNGE



RESIDENT LOUNGE



CAFE



UNION HEIGHTS 2





RESIDENT LOUNGE

CO-WORKING



UNION HEIGHTS 2





LIFESTYLE FOCAL POINTS:

# SOCIAL SPACES AND CONNECTION







THE HARPETH, CURIO COLLECTION BY HILTON







RECEPTION



LOBBY LOUNGE



2021 Curio Excellence Award:  
One of the Top 5 Curios



2021 ULI Nashville Excellence in Development  
Awards and People's Choice Award Winner





THE HARPETH

1799



## GUESTROOMS





LIFESTYLE FOCAL POINTS:

# HEALTH AND WELLNESS







# UNION HEIGHTS PHASE 1







.....  
FUNCTIONAL FITNESS



LOBBY



LOBBY



CAFE



CARDIO





LIFESTYLE FOCAL POINTS:

# EXPERIENTIAL DESIGN







ROBINSON LANDING





RESIDENT LOUNGE

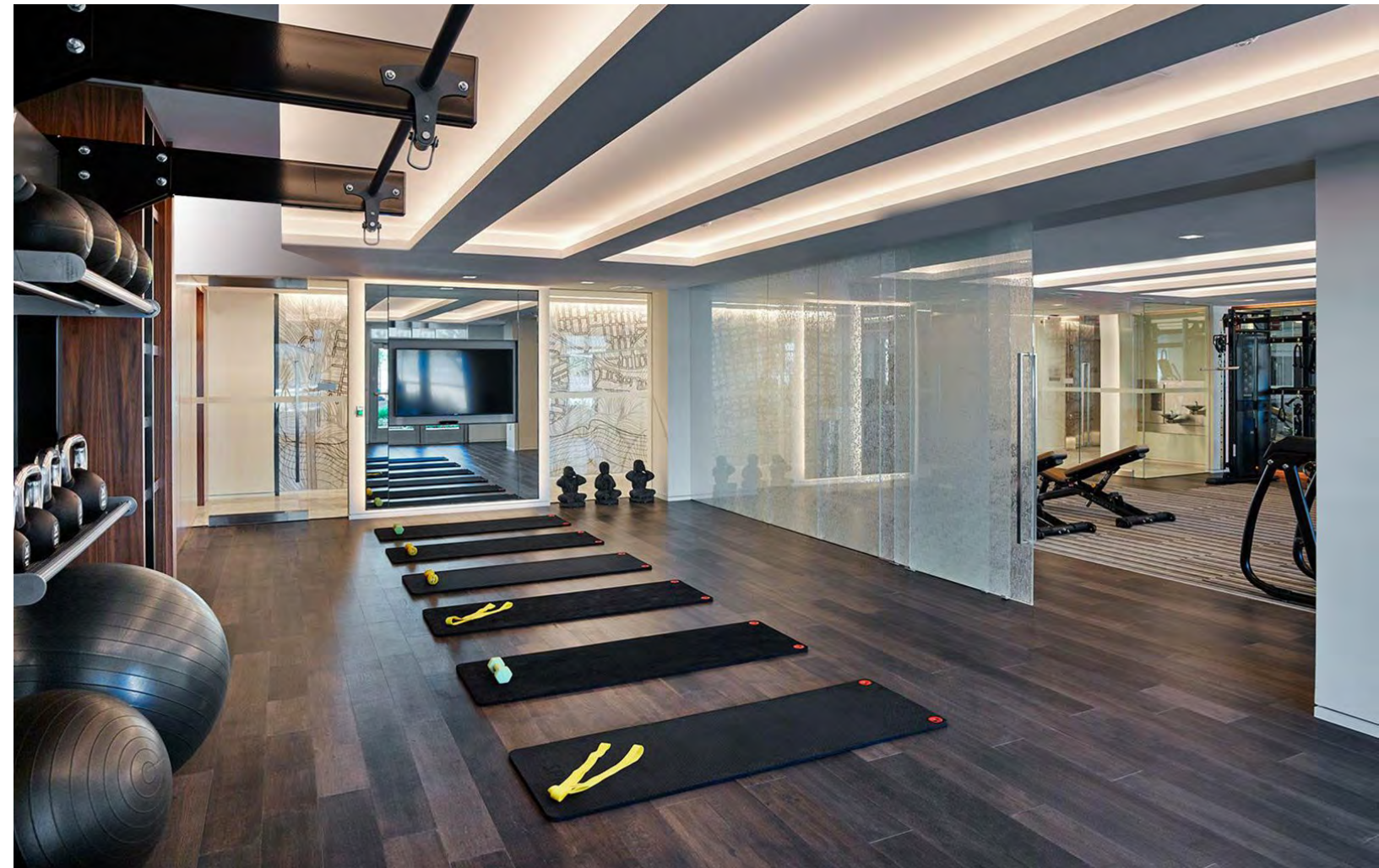


RESIDENT LOUNGE





PET SPA



FITNESS





MARRIOTT





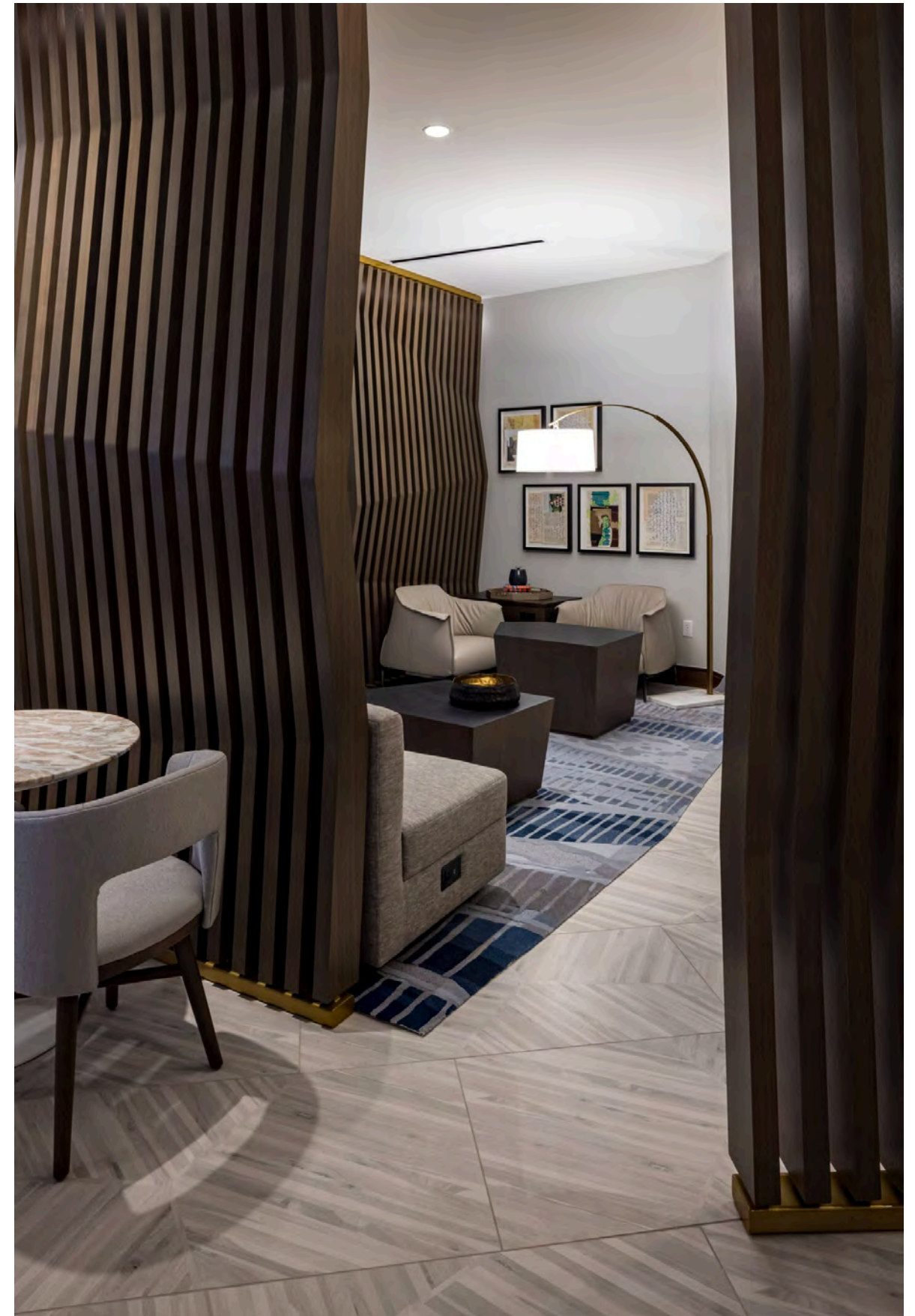


LOBBY



RAPID CORNER BAR









LIFESTYLE FOCAL POINTS:

# OUTDOOR SPACE EMBRACING THE ENVIRONMENT







# VANTAGE MOSAIC







.....  
COURTYARD & OUTDOOR PAVILION



CO-WORKING CAFE



SCREENING ROOM



LEASING CENTER





# DELAMARRE CLUBHOUSE







.....  
OUTDOOR PATIO



.....  
GAME LOUNGE





.....  
LEASING LOBBY



.....  
CLUB LOUNGE



## WE ARE PROUD TO HAVE SUCCESSFUL RELATIONSHIPS WITH THESE ORGANIZATIONS:

Abu Dhabi Investment Authority (ADIA)  
Al Maabar International – Abu Dhabi  
Apple Hospitality REIT  
Bainbridge  
BC Lynd Hospitality  
Bernstein Companies  
BF Saul Hospitality Group  
Capital Education Group  
Cerberus Capital Management  
Clarion Partners  
Dwell Design Studio  
EYA  
Fairmont Hotels & Resorts  
Gibson Island Corporation  
Grandview Island Productions  
Greystar  
Headington Companies  
Hilton Worldwide  
Hoffman and Associates  
Host Hotels and Resorts  
International Student House  
JBG SMITH  
John Moriarty & Associates, Inc.  
José Andrés Think Food Group  
JP Morgan  
Kettler  
Kimberly Clark  
KSL Resorts  
KTGY  
LOWE  
Marriott International  
Miller Global  
National Institutes of Health  
Pacific Hospitality Group  
Potomac Plaza  
Sage Hospitality Group  
Starwood Capital  
Stonebridge Associates  
Tenth & Page Realty  
Torti Gallas + Partners  
Trimble  
UIP Asset Management  
Valor Hospitality  
Van Ness East Condominium Association  
Vornado  
Westbrook Partners  
Xenel Industries Co - Saudi Arabia





Fidel N. Ortega AIA NCARB  
Partner



Fidel Ortega graduated with honors from Pratt Institute and quickly became a sought-after design architect, joining several prestigious architectural and interior design firms. During his two-decade career, he has focused on Interior Architectural Design, most notably in luxury multifamily and hospitality markets.

Embracing the philosophy that the success of a project relies on successfully integrating its diverse components, Fidel focuses on a holistic and collaborative design approach. New York City presented the opportunity to design for some of the largest corporate clients in America including Citibank, and Condé Nast.

In August of 2001, Fidel relocated to the Washington D.C. area where he designed and managed a variety of hospitality, residential, corporate, and government projects in high-demand markets around the globe. Notable recent projects include Union Heights Apartments in Washington, D.C., The Delamarre Apartments in Celebration Florida, Vantage at Mosaic in Falls Church, Virginia, and the renovation of the Marriott Marquis in Times Square, New York City.

Fidel has taught and lectured to students of the Master of Interior Design program at the Corcoran School of Design and held classes in Design and Visualization. He is a registered architect and certified by the National Council of Architectural Registration Boards.

Mendy Winkler NCIDQ, NEWH  
Partner



Mendy Winkler discovered her passion for hospitality while studying Interior Design in Dallas during the creation and boom of the hospitality design industry. What she could not have known is that she would eventually manage and design some of the most important hotels and resort projects in the US and abroad.

Mendy has achieved a great deal over decades of practice and collaboration and believes that their approach will benefit owners, asset managers and operators in ways that build loyalty and better serve the communities for which these places play a very important role.

Mendy's understanding of all professional roles in the design and documentation process is best-in-class and her reputation precedes her as a project manager of the highest integrity and capability. She believes that integrated design, well-executed interior architectural and FF&E details, and management of the owner's budget and schedule are the critical components of a successful project in terms of project delivery.

Mendy started her hospitality design career with Wilson and Associates' Dallas office. In 1999, Mendy joined ForrestPerkins and quickly became an office and firm leader elevated to Vice President of Interior Design, responsible for managing designers across the Dallas, Washington, and San Francisco offices.

Stephen Perkins NCARB ISHC  
Partner



Stephen Perkins' lifelong fascination with the life and design of hotels began with his UCLA master of architecture thesis: a hotel that used abstracted local cultural, architectural and landscape forms to explore the narrative nature of that place. HotelStudio, the firm founded with his partner, Mendy Winkler, in 2016, represents the decades-long distillation of this approach to the story- and place-centric design of unique hotels, resorts, serviced residential and fine homes.

Stephen's background in international hospitality design and design management have crossed broad cultural divides and for luxury hotels and resorts. In 1992 and 1993, Stephen served as a senior planner and designer for the master plan for the US\$5 billion doubling of Tokyo Disneyland. Following this engagement, Perkins joined Gensler's hospitality and entertainment practice.

In 1998, Stephen co-founded ForrestPerkins sharing leadership of the firm's international architecture and interior design practice from Washington, D.C. In 2004, in recognition of his luxury design leadership Stephen was inducted into Platinum Circle, the hospitality design industry's highest honor, and in 2007 was selected for membership in the International Society of Hospitality Consultants (ISHC).

Stephen also co-authored a book titled Addison Mizner: The Architect Whose Genius Defined Palm Beach, released in March of 2018.

Barbara Silverman CID INT-DC, IIDA, LEED AP  
Partner



Barbara Silverman has an extensive portfolio of work including Multi-family residential, hospitality, commercial, landlord tenant services and boutique federal government work. She is a "go-to" resource for programming, complex interior architecture, FF&E design, documentation and specifications. Her prolific space-planning talents continue to guide developers, owners and brands to build their best products and environments.

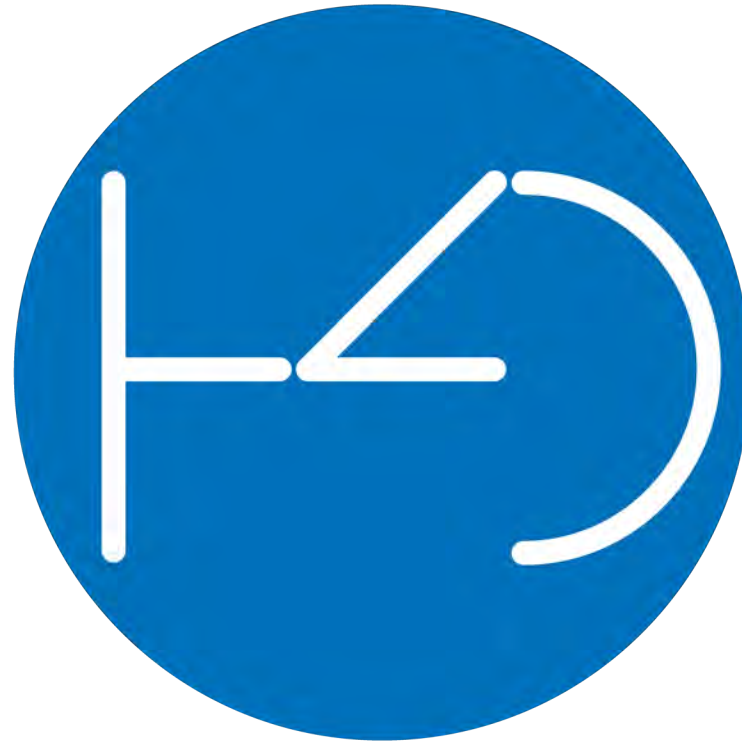
Barbara's passion is design excellence, sustainability and fostering emerging design talent. She is skilled in management of the diverse components of a project down to the critical details. Trained in best practices from industry leaders, she has over two decades in leadership positions for business development, client & consultant relations and project management. She brings in-depth knowledge of the real estate and construction market.

Notable recent projects include Parc Riverside in Washington D.C., Robinson Landing in Alexandria, Virginia, Terrapin Row Student Housing, College Park, Maryland, and The Somerset House Condominium in Washington, DC.

Barbara is a Certified Interior Designer, a LEED accredited professional, a member of the International Interior Design Association, and registered with the District of Columbia Interior Design Board.







# H4 DESIGNWORKS

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A R C H I T E C T U R E  
I N T E R I O R D E S I G N  
W A S H I N G T O N , D . C . D A L L A S , T X .

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[WWW.H4DESIGNWORKS.COM](http://WWW.H4DESIGNWORKS.COM)

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